

MARYLAND NATIONAL CAPITAL PARK AND
PLANNING COMMISSION

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MONTGOMERY COUNTY PLANNING BOARD

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PUBLIC HEARING

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THURSDAY
MAY 30, 2019

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The Montgomery County Planning Board
met in the Montgomery County Planning Department
Auditorium, 8787 Georgia Avenue, Silver Spring,
Maryland, at 7:00 p.m., Casey Anderson, Chairman,
presiding.

PRESENT

CASEY ANDERSON, Chairman

GERALD R. CICHY, Commissioner

NATALI FANI-GONZALEZ, Commissioner

TINA PATTERSON, Commissioner

ALSO PRESENT

ALISON GILLESPIE, Individual
ANDY BANKS, West Forest Glen: Americana Finnmark,
Community Association Representative
BRIAN DITZLER, Sierra Club Montgomery County,
Other Group Representative
CATHERINE COELLO, Maryland National Capital Park
and Planning Commission, Clerk
CHERYL GANNON, Individual
ELAINE ROECKLEIN, Individual
GEOFF GERHARDT, North Woodside Citizens
Association, Community Association
Representative
GWEN WRIGHT, Maryland National Capital Park and
Planning Commission, Planning Director
JILL MATTHEWS, Adjacent Property Owner
LISA TUVALO, Individual
MATT MILLS, Maryland National Capital Park and
Planning Commission, Acting Principal
Counsel
MAX BARNHART, Individual
MELISSA WILLIAMS, Maryland National Capital Park
and Planning Commission, Senior Planner
MICHAEL BROWN, Maryland National Capital Park and
Planning Commission, Supervisor
MICHAEL DUTKA, YIMBY MoCo, Other Group
Representative
MICHELLE FOSTER, Friends of Forest Glen and
Montgomery Hills, Other Group Representative
NANCY WISDO, Individual
PETER GRAY, Washington Area Bicyclist
Association, Other Group Representative
PETER FRANDBSEN, Individual
PHILIP OLIVETTI, Linden Civic Association,
Community Association Representative
ROBERT KRONENBERG, Maryland National Capital Park
and Planning Commission, Deputy Planning
Director
SHELDON FISHMAN, Individual
TED MARTIN, Individual
THERESA JONES, Individual
VALERIE GRUSSING, Forest Estates Community
Association, Community Association Representative

P-R-O-C-E-E-D-I-N-G-S

(7:00 p.m.)

1
2
3 CHAIRMAN ANDERSON: Okay, welcome
4 everybody. We're going to get started. And
5 before we turn to our staff to talk about the
6 plan specifically, I just wanted to take care of
7 some housekeeping items.

8 Those of you who have been here before
9 now that I don't like to cut people off, I like
10 to give everybody a chance to say their piece.
11 The flip side of that though is we really need to
12 keep things moving along if everybody who signed
13 to testify is going to get the chance.

14 So it's not about our convenience,
15 it's really about yours. We don't want to keep
16 you here until 10:00 or 11 o'clock at night.

17 So if you could all try to keep your
18 testimony right around the three to four minute
19 range, we'd really appreciate that. And if you
20 have other things to say or things that you think
21 of until later, we're going to keep the record
22 open until when, Melissa?

1 MS. WILLIAMS: June 5th.

2 CHAIRMAN ANDERSON: June 5th. So
3 you'll have until June 5th to submit comments in
4 writing, by email.

5 And you can talk to Melissa or Michael
6 or any of the people around and they can tell you
7 how to email us and make sure those comments are
8 not only entered into the record, but Staff will
9 go through all of them and respond to them and
10 present them to us at the first work session.

11 Okay?

12 So if everybody could just help us out
13 by keeping your comments concise, but we don't
14 want to limit what you communicate to us, so we
15 have other ways of doing that if you need more
16 than the amount of time that's available to speak
17 time. Okay?

18 So I'm going to call everybody up in
19 groups, in the order in which they were signed
20 up. So if we could get Philip Olivetti, Geoff
21 Gerhardt, Andy Banks, Peter Gray, Michael Dutka
22 and Michelle Foster for starters, that would be

1 good.

2 MS. WILLIAMS: Hi, I just need to --

3 CHAIRMAN ANDERSON: Oh. And while
4 everybody is coming up to the table, Melissa is
5 going to make her introductory remarks.

6 MS. WILLIAMS: Yes. Melissa Williams
7 for the record. This is a public hearing on the
8 public hearing Draft Forest Glen, Montgomery
9 Hills Sector Plan, which was advertised in the
10 Washington Times on April 30th, 2019.

11 The draft plan is in amendment to
12 questions of the approved and adopted 1989 master
13 plan for the communities of Kensington Wheaton,
14 as amended.

15 The 1996 Forest Glen Sector Plan as
16 amended and the 2000 North and West Silver Spring
17 Plan as amended.

18 It also amends the general plan on
19 wedges and corridors for the physical development
20 of the Maryland Washington Regional District in
21 Montgomery, and Prince Georges Counties as
22 amended.

1 The 2013 county-wide transit quarters
2 functional master plan, the master plan of
3 highways and transit ways as amended and the 2018
4 bicycle master plan.

5 I would like to enter into the public
6 record the following documents. The approved and
7 adopted 1989 plan for the communities of
8 Kensington Wheaton, the 1996 Forest Glen Sector
9 Plan, the 2000 North and West Silver Spring Plan,
10 the General Plan on wedges and corridors, the
11 2013 county-wide transit quarters functional
12 master plan, the master plan of highways and
13 transit ways, and the 2018 bicycle master plan.
14 And all of those are as amended.

15 We also need to enter the public
16 hearing draft Forest Glen, Montgomery Hills
17 Sector Plan that is dated April 2019.

18 And the accompanying technical
19 appendix, which is a resource document and is not
20 a part of the sector plan. The appendix includes
21 the economic analysis by partners for economic
22 solutions, a rental facility conditions analysis,

1 traffic analysis, Georgia Avenue study, park
2 facilities evaluation, urban design concept and
3 development scenarios, the Forest Glen,
4 Montgomery Hills demographic profile and historic
5 resource evaluations.

6 We also have a letter transmitting the
7 public hearing draft plan to the County Council
8 President, Nancy Navarro, with a receipt date
9 stamp of May 2nd, 2019.

10 A letter transmitting the public
11 hearing draft plan to County Executive Mark
12 Elrich, with receipt date stamp of May 2nd, 2019,
13 a copy of the newspaper ad from the Washington
14 Times, which is a certified proof of publication
15 in the April 30th, 2019 issue.

16 All written testimonies received on
17 the plan since the opening of the public record.
18 It opened on April 30th, 2019.

19 And finally, as noted earlier, staff
20 recommends that the public record remain open
21 until June 5th, 2019 at the close of business.
22 And that completes my comments.

1 CHAIRMAN ANDERSON: Thank you. Let's
2 get right to it. Mr. Olivetti.

3 MR. OLIVETTI: Thank you.

4 CHAIRMAN ANDERSON: If you just hit
5 that button until it turns red.

6 MR. OLIVETTI: You want me to turn red
7 or the button turns red?

8 (Laughter.)

9 CHAIRMAN ANDERSON: What color you are
10 is not a condition.

11 (Laughter.)

12 CHAIRMAN ANDERSON: The microphone has
13 to be red.

14 MR. OLIVETTI: Good evening. Thank
15 you for the opportunity to speak here tonight.

16 I'm here representing Linden Civic
17 Association, president of the group. Linden
18 Civic, about 450 households on the west side of
19 Georgia Avenue between, approximately between the
20 Beltway, Seminary Road all the way down to
21 Brookeville. It's about 450 homes.

22 I'm here, I had a long presentation

1 incasing, and I'm having problem with my eyes,
2 contacts, so I can't read. So you're fortunate.

3 But I do want to go on record saying
4 the Linden Civic Association does strongly
5 support the proposed sector plan. Forest Glen,
6 Montgomery Hill Sector Plan.

7 We think overall it's a very good
8 document. Your Staff was extremely helpful
9 throughout the process in working with
10 communities, working, making sure the process was
11 as transparent, and as helpful as possible.

12 So I want to thank everyone here for
13 the wonderful staff work. And, again, I want to
14 again say, our support, and certainly our
15 support, I live in Montgomery Hills.

16 In fact, I live in the sector plan
17 area. George Avenue, while it's one section of
18 this sector plan, but certainly the vision of
19 Georgia Avenue being redeveloped, redesigned, is
20 a, we see it as a major part of this entire
21 process.

22 And we know that SHA and state

1 agencies develop plans, hopefully we'll get them
2 funded so that we can go on with the vision of
3 getting Montgomery Hills, Forest Glen, to be
4 where it should be.

5 Finally, I think that my wife would be
6 a little remiss if I did not mention the fact
7 that, while I use, I'm one of those 84,000
8 vehicles on Georgia Avenue, but my wife uses
9 public transportation. Takes the bus to Silver
10 Spring or to Wheaton, wherever she's going.

11 And when she does, I can be, I know
12 I'm going to receive, when I come from work, her
13 comments about the state of Georgia Avenue, the
14 state of getting, walking to Georgia Avenue, the
15 state of the neighborhood, the difficulty and
16 just the inability for someone to age in place.

17 And while we've been in our residence,
18 our home a little bit over 33 years, we want to
19 continue to age in place, and we will. Certainly
20 Georgia Avenue and the streets surrounding
21 Georgia Avenue make it, what, a challenge for
22 people to get around.

1 So, my time is up, thank you very much
2 for allowing me the opportunity to speak to you
3 tonight.

4 CHAIRMAN ANDERSON: Thanks, Mr.
5 Olivetti, for coming. Mr. Gerhardt.

6 MR. GERHARDT: Thank you. Good
7 evening. My name is Geoff Gerhardt. I'm here
8 tonight as the vice president of the North
9 Woodside Citizens Association, and co-founder of
10 the Friends of Forest Glen, Montgomery Hills.

11 My message to you tonight is simple.
12 I and the neighbors, I've talked to at length
13 about this plan, support a better future for
14 Montgomery Hills and Forest Glen envisioned by
15 the draft sector plan.

16 To its great credit, since the 1970s
17 the Planning Board has put forth, forward
18 numerous proposals to transform Georgia Avenue
19 into an urban boulevard that would help transform
20 Montgomery Hills into a vibrant commercial and
21 residential area, that balances the needs of
22 residents, local business and commuters.

1 Unfortunately, that vision has
2 languished on a shelf for lack of a political
3 will and funding needed to make it a reality.

4 As a result, the Montgomery Hills
5 corridor has one of the highest vehicle accident
6 rates in the city. It's a hostile environment
7 for pedestrians and cyclists, and many local
8 businesses struggle with lack of accessibility
9 and functionally obsolete penalties.

10 I and many of my neighbors, think it's
11 time try again to fix Montgomery Hills. Which is
12 why we strongly support the sector plan before
13 you tonight.

14 While there are many good proposals in
15 the plan, I want to draw attention to a few that
16 North Woodside residents are particularly
17 supportive of.

18 One of the most important features of
19 the plan is to eliminate the confusing and
20 dangerous reversible lane on Georgia Avenue and
21 build a median along the roadway.

22 The median will make it easier for

1 pedestrians to cross the road, prevent cars from
2 making dangerous mid-turn, mid-block turns, and
3 improve traffic flow by creating left turn bays
4 at key intersections.

5 North Woodside citizens association
6 also supports efforts to improve walkability by
7 making sidewalks wider and better protected from
8 vehicle traffic.

9 We support plans to build a dedicated
10 bicycle lane along Georgia Avenue and improve
11 cycling routes throughout the area.

12 We support the proposal to improve
13 traffic flow by redesigning the beltway
14 interchange. And we support aligning Southbound
15 16th Street with Northbound 16th and eliminating
16 the slip lane.

17 We strongly support turning the part
18 owned by the State Highway Administration at 16th
19 Street into a multi-use recreational area.

20 We also generally support efforts to
21 foster economic development and affordable
22 housing in the area through zoning and land use

1 changes. However, care should be taken to ensure
2 that any proposed redevelopment fits the size and
3 scale of the surrounding neighborhoods.

4 Thank you for your attention tonight
5 and thank to you and the dedicated Staff at the
6 Planning Department, for your efforts to fix
7 Montgomery Hills and Forest Glen.

8 (Applause.)

9 CHAIRMAN ANDERSON: I should just, I
10 haven't don't it yet, so I'll get ahead of it,
11 but I apologize in advance for mispronouncing
12 somebody's name. I don't think I've done it yet
13 but I know I will. So, sorry ahead of time.

14 Andy Banks.

15 MR. BANKS: So, I have a, excuse me,
16 I have a procedural question. I think I'm on two
17 lists.

18 There's an opportunity to sign up as
19 a group, which I did. And it said in that, that
20 there was ten minutes for the leader, I drew the
21 --

22 CHAIRMAN ANDERSON: For the amount of

1 time you get is at my discretion --

2 MR. BANKS: Okay.

3 CHAIRMAN ANDERSON: -- and what I've
4 said is everybody is getting, I'm not trying to
5 be rude throughout this but if I gave all the
6 community groups ten minutes, we'd be here all
7 night.

8 MR. BANKS: I just didn't know. It
9 said that I had ten minutes and I prepared for
10 ten minutes, but that's okay. If that's the new
11 rule --

12 CHAIRMAN ANDERSON: I'm sorry, we just
13 have to do --

14 MR. BANKS: -- then that's okay.

15 CHAIRMAN ANDERSON: -- when we have
16 this many people at the hearing.

17 MR. BANKS: Okay.

18 CHAIRMAN ANDERSON: So, go ahead. And
19 of course, you can submit additional comments,
20 just --

21 MR. BANKS: It's fine.

22 CHAIRMAN ANDERSON: Thank you.

1 MR. BANKS: Okay.

2 CHAIRMAN ANDERSON: Thank you for
3 understanding.

4 MR. BANKS: I appreciate it. My name
5 is Andy Banks, I'm the chair of the community
6 relations committee of 420 residents and 319
7 units.

8 I'm the epicenter of the plan at the
9 intersection of Forest Glen and Georgia Avenue,
10 and I'm here with a group of people who will also
11 be testifying. I'm one of the people I'm with is
12 our president, Nancy Wisdo, who you'll hear
13 later.

14 Our neighbor just to the west of us is
15 the famous eight acre Forest Glen Metro Station
16 parking lot. And the metro parking lot is
17 currently zone for single-family homes and
18 townhouses, but the Parks and Planning Department
19 is proposing that the entire parking lot be re-
20 zoned to 120 foot high mixed use resident
21 buildings with the ground floor reserved for
22 retail and commerce.

1 County planners are proposing that
2 most of the projected 2,200 upscale high-rise
3 apartment units, with its projected 3,500
4 residents, will be packed into the metro lot, and
5 a four acre medical center property, our neighbor
6 to the east. They propose that those four acres
7 also be re-zoned to the same 120 foot.

8 So we have been active in the planning
9 process and we have attended a lot of the
10 meetings and we just want to know that we've been
11 very, very active in trying to keep up with
12 stuff.

13 But on April 24th, 2018, the
14 Montgomery County Council unanimously passed a
15 groundbreaking equity resolution. And the equity
16 resolution committed the county council to enact
17 a policy and legislation to make sure all county,
18 Montgomery Counties operations were operating
19 through the lens of equity and inclusion.

20 The goal of the equity resolution is
21 to end the tremendous disparities that now exist
22 and impede the future prosperity of our people

1 because of income, ethnicity, disability, gender
2 sexual identity and other factors.

3 Much of the Park and Planning
4 Departments proposal emanated from a charrette
5 for 80 residents sponsored on June 12th, 2018,
6 only six weeks after the passage of the equity
7 resolution. The charrette was also attended by
8 elected and other county officials.

9 And our biggest concern is that West
10 Forest Glen residents, and organizations, were
11 excluded from this crucial event and that the
12 charrettes reported recommendations would
13 devastate our community.

14 Much of what you have recommended,
15 what came out of that charrette and the
16 organization that was involved in it, has
17 endorsed 100 percent of it in a recent email
18 that's been sent around.

19 In September, a few months later,
20 Americana Finnmark volunteers conducted a survey,
21 our own survey, of the members of our community,
22 to find out what the members of our community

1 really wanted done in Forest Glen. Okay.

2 CHAIRMAN ANDERSON: I'm not going to
3 cut you off, but if you can wrap it up in the
4 next minute or so that would be great.

5 MR. BANKS: Okay.

6 CHAIRMAN ANDERSON: If you could hit
7 the high points.

8 MR. BANKS: All right. I was. Okay.
9 So --

10 CHAIRMAN ANDERSON: Well, rather than
11 recounting the history, maybe you can tell us
12 exactly what it is that you object to about the
13 plan.

14 MR. BANKS: I object to the fact that
15 there was no equity or inclusion, in that there's
16 the history of Forest Glen, that sector of Forest
17 Glen.

18 It's the largest most populated area
19 that has the highest diversity rate. Forty-nine
20 percent of its residents are people of color.

21 We have the highest number of elderly
22 people with disabilities that are often

1 associated with that.

2 We have the most housing for, and
3 almost all the housing in Forest Glen for
4 affordable people, for affordable housing, is in
5 our area. In fact, where we live is affordable
6 housing.

7 And that there's a long history, which
8 I know people don't like to hear history, but
9 history is very important around equity and
10 inclusion. And that there's been a history of
11 equity and inclusion.

12 I've included those remarks in much
13 for your length in my written testimony. So
14 that's already on the thing.

15 But for the public record, we think
16 being excluded from a key event is wrong and that
17 we are asking for the Planning Board to
18 investigate this or the Council to investigate
19 it, whatever it is. And we want our chance to
20 have the same chance other citizens had, to have
21 that level of input that's in a charrette.

22 By the way, the charrette is supposed

1 to bring disparate views together to come out
2 with one thing. It's not a thing where you bring
3 people out that you know aren't going to agree
4 with you.

5 We'd like another process that gives
6 us that same input. Because we have a great
7 plan. And people you'll hear from our group will
8 present pieces of that later. And we think it's
9 a better vision.

10 It fits our community better and it's
11 very progressive and very, it very much looks
12 into the future, but it answers the things that
13 the people themselves have said that they need.
14 Thank you very much.

15 CHAIRMAN ANDERSON: Thank you. And I
16 know we'll be hearing from other people in the
17 group as well.

18 COMMISSIONER PATTERSON: Mr. Banks,
19 did I hear you correctly that you will be
20 presenting ideas regarding the plan that
21 represents --

22 MR. BANKS: Yes. We have a complete

1 vision, complete proposal. You all should look
2 in your mailboxes. It's contained in that.

3 And we would welcome to have some more
4 assistance from the county to help us develop it
5 as much as other things that have been developed
6 with other people. But we think it's a very
7 good, it's a very good proposal.

8 COMMISSIONER PATTERSON: Thank you.

9 CHAIRMAN ANDERSON: Okay, thank you.

10 Peter Gray.

11 MR. GRAY: Good evening. My name is
12 Peter Gray, I am speaking on behalf of the
13 Washington Area Bicyclist Association. It's
14 1,500 plus members who live in Montgomery County,
15 plus the thousands of other county residents who
16 joined in actions to support better bicycling in
17 the region.

18 I also happen to be a 20 year resident
19 of the Forest States neighborhood. Which is
20 directly adjacent to this plan.

21 WABA supports the goals and
22 recommendations of the sector plan and urges the

1 Planning Board to follow the Staff
2 recommendations for the medium and long-term
3 configurations of Georgia Avenue, to align with
4 the state highway administrations alternative
5 5(b) as part of the transportation elements of
6 the plan.

7 Everybody knows this road is very
8 dangerous. 84,000 vehicles a day, higher than
9 average crash rate.

10 For a pedestrian or a cyclist to get
11 through that portion of the plan, that ends at
12 the bridge that goes over and under the beltway,
13 through down 16th Street is extremely hazardous.

14 I'm a very confident cyclist, I have
15 no desire to be on Georgia Avenue. And the great
16 thing about 5(b) is it provides elements that
17 will allow people to, in a reasonable way, bike
18 and walk through that area.

19 The only other thing I want to say is
20 that this is going to provide a lot of benefits
21 to the county and the state, improve the
22 commuting experience and for people to access

1 those businesses.

2 And we are very excited about the
3 changes to come and we applaud the efforts of the
4 Planning Staff and the Board on this planning,
5 thank you.

6 CHAIRMAN ANDERSON: Thank you.
7 Michael Dutka.

8 MR. DUTKA: Hi, I'm Michael Dutka. I
9 just run an informal Facebook group called, Yes
10 in My Backyard MoCo or YIMBY MoCo.

11 What I'd like to say is that in every
12 planning hearing that I've ever been to there's
13 always somebody who's against the development of
14 housing within their neighborhood. And that can
15 cause huge problems just ballistically throughout
16 our whole society.

17 Some studies have estimated that 50
18 percent of our economic growth has been cutoff
19 just because of local zoning controls.

20 We have big problems in the future.
21 Climate change is one of them. One way to attack
22 climate change is to get people out of cars, and

1 how we do that is by allowing them to live closer
2 to work.

3 It's critical that we actually do
4 this. This is way more important than the
5 character of close-in neighborhoods that are in
6 high opportunity areas, like Montgomery County.

7 And also, in terms of, I mean, we
8 spoke about it with ability. In terms of
9 equitability, if the supply of available housing
10 is constrained, the price will rise. That's Econ
11 101.

12 So, I'm just saying I'm here to be
13 fully in support of the new sector plan and the
14 added density around Montgomery. Around Georgia
15 Avenue. Thank you.

16 CHAIRMAN ANDERSON: Thank you very
17 much for coming. Michelle Foster.

18 MS. FOSTER: Good evening, my name is
19 Michelle Foster. I've lived on Missouri Avenue
20 for 25 years. I'm a founding member of Friends
21 of Forest Glen and Montgomery Hills and I'm also
22 chair of the Transportation Energy and

1 Environment Committee for the Silver Springs
2 Citizens Advisory Board.

3 I did submit extensive comments that
4 support the plan so I'm not here to repeat those.
5 I urge you to unanimously approve the plan and
6 transmit it to the council for adoption.

7 But I do have three additional points
8 that I'd like to make for the record. First, I
9 respectfully request that the Planning Board take
10 an active role in convincing SHA to fund the
11 Georgia Avenue improvements.

12 This is the third plan in 41 years to
13 recommend Georgia Avenue as a boulevard. If we
14 can't get SHA to do these improvements now, we
15 should just stop trying. It would do more harm
16 for the residents and businesses to have hope
17 that the road can get fixed.

18 Such an activist role may be unusual
19 for the Planning Board, but we don't have the
20 cross words. All of the good planning work will
21 have been for not if the road doesn't get fixed.

22 Montgomery County will acceded it's

1 responsibility and plan for future growth to
2 Maryland SHA.

3 One way that the planning work can
4 take the lead to ensure that Georgia Avenue
5 improvements are number one on the county's
6 transportation priorities list, not number four,
7 not number two, but the number one priority.

8 I'm not asking to jump the line ahead
9 of the other projects, we have been patient. We
10 just don't have time on our side.

11 Every report confirms the dangerous
12 conditions and how much the improvements would
13 help. And the best part is that residents, all
14 of the civic associations, the Silver Springs
15 Citizens Advisory Board, WMATA, Sierra Club and
16 local businesses support the improvements.

17 Second, the problems identified by the
18 sector plan are emblematic of issues faced
19 elsewhere in the country. How can we re-make
20 these car dominated state controlled corridors
21 into walkable transit-oriented sustainable
22 communities?

1 Redevelopment projects such as Pike
2 Road or White Oak, they're simple. They have
3 large land areas, few property owners and lots of
4 opportunities. Montgomery Hills, this is where
5 the plan gets tough.

6 There are myriad of obstacles to
7 redevelopment. There is no big money and there
8 is no full-time paid advocate. We need county
9 agencies and elected leaders to solve these
10 issues. The economic well-being and livability
11 in our community depends on it.

12 Last. I want to make sure that the
13 voices of those that are not here tonight are
14 heard. There are many residents, young families
15 with children, those new to the area, individuals
16 who work evenings, people for whom English is not
17 their first language, small business owners,
18 kids, they'll all benefit from these
19 recommendations.

20 They support your recommendations to
21 make the community more walkable, improve access
22 to transit, add housing, make room for more

1 stores and restaurants. They just don't or can't
2 come to testify at Planning Board hearings but
3 they are out there.

4 And then there are future residents
5 who would love to live in a neighborhood like
6 ours but they simply can't afford to do so or
7 they don't have the housing choices to meet their
8 needs. They need a voice in these deliberations.

9 We need to make accommodations for
10 future residents as well as future businesses.
11 Our transit access here is incomparable.

12 There are people who would like to
13 live car free, or can't afford a car, and they
14 should be able to own or rent a home here. We
15 are a great location for small or local
16 businesses that can't afford the higher rents of
17 downtown Silver Spring or Wheaton.

18 Please consider their voices in your
19 deliberations. Thank you very much.

20 CHAIRMAN ANDERSON: Thank you very
21 much. Okay, the next group will be Brian
22 Ditzler, Peter Frandsen, Alison Gillespie, Ted

1 Martin, Dan Reed, Seth Grims, neither of whom I
2 see here but maybe I'm missing them.

3 And we might have room for one or two
4 more, but let's see. I guess we'll go with this
5 group first.

6 MR. GRAY: Excuse me?

7 CHAIRMAN ANDERSON: Yes.

8 MR. GRAY: I have Dan Reed's comments,
9 can I read them for him?

10 CHAIRMAN ANDERSON: I can't let you
11 read them into the record, I'm sorry. But you
12 can give them to the Clerk and they'll be in the
13 record, and the Staff will respond.

14 Okay, Brian Ditzler.

15 MR. DITZLER: Hello, my name is Brian
16 Ditzler. I'm speaking here on behalf of Sierra
17 Club Montgomery. We have 5,300 dues paying
18 members in the county and a far greater number of
19 supporters.

20 I have submitted written testimony so
21 these comments will be of a higher level and just
22 summary in nature.

1 We first commend the Planning Staff
2 for what I think is a very comprehensive rapport
3 with very valuable recommendations.

4 The current Georgia Avenue corridor,
5 as other residents have commented, is stressed in
6 the sector plan as an unattractive, auto-
7 dominated environment that's unsafe for drivers,
8 bicyclists, pedestrians, and frankly is a
9 congested mess for commuters and residents alike.

10 Significant improvements are needed
11 and the proposed sector plan and its
12 recommendation would provide the needed changes.

13 Sierra Club has endorsed the
14 recommendations contained in the sector plan and
15 we have essentially, because they embody smart
16 growth principles and proposed reasonable and
17 appropriate measures, we've grouped the
18 recommendations that we want to call out into
19 four particular, four areas that we think are
20 particularly important.

21 First is to encourage safe and
22 sustainable transport. The strong emphasis on

1 Vision Zero, to improve the safety for all
2 individuals, including drivers, transit users,
3 bicyclists and pedestrians is particularly
4 important.

5 Equally important is balancing the
6 demands of the infrastructure improvements with
7 the need to enable public transit and safe
8 walking and biking.

9 The second area to highlight is to
10 improve land use. Much needed transit-oriented
11 development would be enabled by changing zoning
12 to allow high, medium density to multi-unit
13 residential development around Forest Glen Metro
14 Station and commercial, residential and mixed
15 used development in both the metro station and
16 the planned transit stop on Georgia Avenue and
17 Seminary for the future Georgia Avenue South bus
18 transit lane.

19 So, we can then rethink the zoning
20 that's being proposed is right on target.

21 Third area, protect the environment.
22 Which we believe this plan would do. It would

1 improve stormwater management, improve open
2 space, expand green cover, prioritize tree
3 planting.

4 It would reduce local energy demand
5 and consumption by supporting the construction of
6 energy efficient buildings.

7 And I'll digress a second to say, we
8 addressed the Planning Board to have this second
9 plan include both requirements and effective
10 incentives to encourage energy efficiency in
11 buildings.

12 For example, the Bethesda sector plan,
13 bonus density points were offered to make
14 buildings more efficient and code required. We
15 like that.

16 I also want to call out that by
17 improvements in traffic, reducing traffic
18 congestion, that will clearly lessen vehicle
19 emissions. Together with improving bus transit,
20 biking and walking will be great improvement.

21 And finally I'll close, we like that
22 there's a range of housing choices that would be

1 created. And preserving market rate affordable
2 housing and encourage collaboration with other
3 organizations to develop and expand affordable
4 housing is very important.

5 So in summary, we support the proposed
6 plan and its recommendations if they embody smart
7 growth principles and are responsive to local
8 community wishes, and they deserve your support.

9 Thank you.

10 CHAIRMAN ANDERSON: Thanks very much.
11 Mr. Frandsen.

12 MR. FRANDSEN: Yes. My name is Peter
13 Frandsen. I moved to Forest States on the East
14 side of Georgia in 1965 and moved into Americana
15 Finnmark condominium in 1980.

16 But I represent myself here today.
17 And my comments only relate to the immediate
18 intersection of Forest Glen and Georgia Avenue.

19 Americana Finnmark though is one of
20 the largest private green spaces in the area, for
21 which we receive no assistance from the county to
22 maintain it as green.

1 We're obviously locked into a bad
2 vehicle transportation system no one could have
3 envisioned such developed 75 years ago, so the
4 staff has labored hard to make the best of a bad
5 situation.

6 But I'm opposed to commercial
7 development at the metro parking lot and the
8 medical arts building. At least intensive
9 development.

10 For one, the subway station there only
11 has six elevators and limited capacity. And for
12 the record, when it opened, it was the second
13 deepest station in the noncommunist world. It's
14 now about the eighth or ninth thing.

15 And many of my points are already in
16 letters I sent on March 26th and May 17th.

17 By Forest Glen, that intersection
18 there cannot handle intense commercial
19 development. When that station opened it was the
20 only residential station in the system and may
21 still well be that. It was intended to be a
22 residential area from the start.

1 The 1978 Forest Glen sector plan
2 transit impact area and vicinity study said
3 Forest Glen was intended primarily for local
4 residents, parking there is intentionally limited
5 and traffic from the beltway wishing to use
6 Metrorail is directed south to Silver Spring.
7 And so forth and so on. I won't read the whole
8 thing.

9 This was reaffirmed in the July 1996
10 Forest Glen sector plan.

11 That area, that immediate area, should
12 stay residential. I don't think the best like is
13 commercial development. Instead Wheaton and
14 Silver Spring should be the focus of commercial
15 development.

16 The way the area is structured now,
17 it's very inaccessible. The no left turn is a
18 hallmark in the area. And basically you can't
19 get there from here with the way the traffic is
20 now setup.

21 It's straight jacketed along Georgia
22 Avenue. The lack of left turns has impeded

1 development.

2 Over 20 years ago Carl Freedman's
3 company had talked about developing the parking
4 lot into some kind of air rights building. But
5 one of the impediments, of course, is you can't
6 get there depending on the time of day.

7 And that's why, one reason why it's
8 not been developed to this day.

9 So to put two 12 story buildings,
10 which if you stack them together, would be almost
11 half the height of the Washington Monument. To
12 me that seems like pouring gasoline on a bad
13 situation where you already have 80,000 cars a
14 day coming through.

15 The 12 story buildings don't match the
16 area and would be disruptive of the neighborhood.
17 Thank you very much.

18 (Applause.)

19 CHAIRMAN ANDERSON: We can't really
20 have clapping or booing or anything from the
21 audience. If you want to speak, come up, sign
22 the card, we'll hear you out. But otherwise, we

1 wind up spending all night because there's so
2 much additional time that's added getting the
3 audience reactions.

4 Ms. Gillespie.

5 MS. GILLESPIE: Thanks so much. I own
6 a single-family home in the Forest States
7 neighborhood, which is also near the intersection
8 of Forest Glen and Georgia. I've lived there for
9 about 18 years and I bought my house to be close
10 to the metro, that was my whole point.

11 And currently, all four of my members
12 of my household use buses in the metro to get
13 around, and I drive to work on the beltway.

14 For the last 15 years I've been
15 advocating here and elsewhere for moral
16 walkability, including the underground passageway
17 to the metro.

18 And over the last year and a half or
19 so, I've attended about eight meetings on the
20 sector plan. And during those meetings I have
21 been incredibly impressed by the careful
22 diligence and willingness of the planning staff

1 to listen.

2 And I can confidentially say the
3 planning reflects a tremendous amount of input
4 from the community. And largely reflects what my
5 neighbors and I have been asking for, for the
6 last few years.

7 I submitted some really detailed
8 comments and I'm just going to hit the highlights
9 because I think that's best for more people to
10 talk. But in general, I want to say that I am
11 really happy about the proposed zoning density at
12 the intersection of Georgia and Forest Glen.

13 I think we had a rare chance to do the
14 right thing. We have a really good chance to
15 make smart growth happen. And I'm super excited
16 about that happening in my neighborhood.

17 I think that that's exactly where we
18 ought to have the density. And I think there are
19 a lot of people who would live there and use the
20 metro and it would be great.

21 I'm also really excited to see the
22 inclusion of lots of affordable housing in this

1 plan. That's really important to me and it's
2 something that this county desperately needs.

3 I'm really hopefully that we can also
4 use that space to provide something that is
5 really missing in our neighborhood that causes a
6 lot of unnecessary driving traffic, and that is
7 the small retail, transformative daycare and
8 restaurants and coffee shops at the metro.

9 It's weird that it's not in our
10 neighborhood and I think that would be great and
11 it would be transformative. And certainly it
12 would solve a lot of driving in my own house.

13 I also like the recommendations for
14 trees and green roofs. And as Mr. Ditzler said,
15 I would not lessen those numbers.

16 I think it's important, well, that
17 wasn't what you said, you said we should be
18 equitable with Bethesda, and I'm going to
19 piggyback on that and say I agree.

20 I think it's important to aim for 35
21 percent green cover. And I know there's been
22 some discussion about bringing that down, but

1 please don't do that because it dooms us to be
2 second class to Bethesda forever.

3 If we lessen that number, we risk
4 becoming also second to them in terms of the
5 environmental aspect. And we know there's a lot
6 of developers out there excited and lots of, no
7 reason that would deter anyone in this particular
8 metro area.

9 I also really like the main street
10 grid. I love the reversible, getting the rid of
11 the reversible lane and putting in a median.

12 There are two things I'm unhappy with
13 that are very small. One, I really was unhappy
14 to see a suggestion and put more town homes on
15 Forest Glen. And where it's a mirror, what's on
16 the other side of Forest Glen, that really made
17 no sense to me.

18 What's on the other side of Forest
19 Glen is the backside of some town houses that
20 were built recently. They're very nice houses.
21 I actually have friends that live there, but
22 there's no aesthetic to be near it, it's just two

1 fences that face the street. So I wouldn't do
2 that.

3 I think that would limit the developer
4 from being really creative with open green space,
5 and I would hate to see that. I think we should
6 let them do whatever they can with that open
7 space.

8 I only have one other comment, is it
9 okay to go on with that? I hope.

10 I really don't like the idea of the
11 Urban Ecology Center for the Silver Spring Health
12 and Human Services building over here.

13 I, back on December 8th, had submitted
14 a letter. I feel weird saying this because I
15 actually volunteer at a nature center every month
16 and I love nature centers, no one is a bigger
17 supporter of nature centers than me or nature
18 than me, however, we desperately need a school.

19 And since last year when we started
20 looking at the plans, I keep looking at it
21 saying, that could be a magnet school. Transit
22 only magnet school where you opt in and you know

1 you're going to walk and take transit.

2 We can have culinary arts or media
3 arts program there for high schoolers. I think
4 people from all over the county can easily get
5 there. There is no need for a bus loop.

6 As much as it pains me to say no to
7 nature, let's make that a school. And I know
8 MCPS is hard to work with, but come on, you guys
9 can lead the way.

10 (Laughter.)

11 MS. GILLESPIE: So, anyway, thanks so
12 much and I'll stop there.

13 COMMISSIONER CICHY: Excuse me, what
14 was your name again?

15 MS. GILLESPIE: Oh, I'm sorry. My
16 name is Alison Gillespie.

17 COMMISSIONER CICHY: Okay.

18 CHAIRMAN ANDERSON: Thank you very
19 much. Ted Martin.

20 MR. MARTIN: Alison Gillespie opposes
21 nature.

22 (Laughter.)

1 MR. MARTIN: My name is Ted Martin.

2 CHAIRMAN ANDERSON: That's my takeaway
3 from it.

4 MR. MARTIN: My name is Ted Martin.
5 My family of four lives in Forest Estates. For
6 the ten to the last, up to 15 years that we've
7 lived there I've served on the neighborhood
8 community association.

9 I've loved my neighborhood for all the
10 15 years I've lived there and I enthusiastically
11 support this plan. Because of this plan, this
12 plan has to be more excited about the future of
13 my neighborhood than I've ever been.

14 A little bit on the neighborhood, if
15 I could. We have amazing walkability inside our
16 neighborhood.

17 We have the street grid, we have
18 sidewalks everywhere on both sides, which is
19 fantastic. They're buffered from our narrow
20 streets by tree lines with mature shade trees.

21 Half the houses don't have driveways
22 so people park on the street. Another buffer.

1 The result of all this is people walk,
2 walk like crazy inside our neighborhood. You
3 can't go around the block without running into
4 neighbors.

5 The homes, enough about the
6 neighborhood. The result is that people walk all
7 the time.

8 There's walkability, and the metro,
9 which is right there, is what attracted my
10 family. It's what attracted my experience and
11 then the many, many dozens of families and people
12 and couples who I've met, who have moved into the
13 neighborhood through my community activity.

14 It's what attracted them to the
15 neighborhood. Urban oriented, walkability
16 wanting people who are near metro. We have that
17 awesome theme town inside of our neighborhood.

18 Here is why I love this plan though.
19 We have no walkability outside of the
20 neighborhood. And worse, we have this in town
21 feel inside our neighborhood but there's no town.
22 There's no commercial main street. There's

1 nothing we can walk to purchase.

2 Save our every Sunday morning farmers
3 market in Bay Park that the community itself
4 supports and works. My daughter works there
5 every Sunday.

6 And it is hugely popular because it's
7 the only thing that people can walk to and buy
8 Sunday morning, 9:00 to noon.

9 I live within a half mile of an
10 underground heavy rail subway station, even
11 closer to the new feature entrance, and our walk
12 score is 35. That's amazing.

13 That wouldn't be possible without the
14 over restrictful single use zoning that has held
15 the neighborhood back.

16 Points on the metro by the way, it's
17 one step from downtown Silver Spring and Wheaton,
18 it's two stops from town park, it's seven stops
19 from the Capitol and the core of D.C., yet, next
20 to its entrance are parking lots. On our side is
21 a mostly empty parking lot and an aging medical
22 building. Single use.

1 Nothing at all has been built in
2 Forest Glen for over 50 years. Other than a new
3 patient wing of Holy Cross Hospital. Which, by
4 the way, is over 120 feet tall.

5 I worry that the urban oriented people
6 who have bought homes in my neighborhood for the
7 last decade and a half, two decades, I worry that
8 they'll stop coming. If the county continues to
9 restrict retail activity, if the economy doesn't
10 adapt toward walkability and mix use the way
11 nearby jurisdictions are, I worry they'll stop
12 coming to my neighborhood.

13 I'd like to highlight the medical
14 buildings on the northern edge of the plan area.
15 By Dennis Avenue and Medical Center Park.

16 There are three different properties.
17 They're all single use medical building. They
18 don't serve our neighborhood other than my
19 dentist is there. That's the only thing that's
20 there.

21 Those property owners, according to
22 the plan, they've indicated that they want to

1 pursue opportunities to complement their current
2 single use medical operations with small retail
3 uses, such a coffee shop, a pharmacy. Please let
4 this happen. This would serve the neighborhood.

5 Importantly, my neighbors, myself, we
6 fully understand that the plans, visions and
7 goals, which I wholly support, they can't come to
8 fruition without some increase in our law
9 density, without allowing building heights that
10 are barely taller than a few stories, which is
11 all that are called for in this matter. It could
12 be higher in my opinion.

13 That is fine, it's okay. People need
14 a place to live. On top or adjacent to the most
15 underlined utilized metro stations, far better
16 plan than elsewhere.

17 Please approve this plan, please allow
18 us to have our coffee shop and thank you.

19 (Laughter.)

20 CHAIRMAN ANDERSON: Thank you. Okay,
21 I think we'll take like a, just a two minute
22 break, but I'm going to call up the next group so

1 they can get settled.

2 If we can get Lisa Tuvalo, Nancy
3 Wisdo, Theresa Jones, Max Barnhart and Elaine
4 Roecklein.

5 (Whereupon, the above-entitled matter
6 went off the record at 7:43 p.m. and resumed at
7 7:45 p.m.)

8 CHAIRMAN ANDERSON: Okay, we're going
9 to get started again. So if any conversations
10 can go out in the hallway that would be great.
11 So we can hear our, what folks have to say.

12 Did you have an order you prefer? Who
13 wants to go first?

14 MS. ROECKLEIN: Not me. Okay, we
15 ready?

16 MR. BARNHART: Yes.

17 CHAIRMAN ANDERSON: Did you want to go
18 first?

19 MS. TUVALO: Sure.

20 CHAIRMAN ANDERSON: What's your name,
21 ma'am?

22 MS. TUVALO: My name is Lisa Tuvalo.

1 I live in Americana Finnmark since 1978 and I
2 moved to New York City in 1992 and then I came
3 back in 2009. I've been back and forth to
4 Americana Finnmark because my mother lives there.

5 And the one thing I have to say is, I
6 like how our community feels like a home, and I
7 don't feel like I live in the middle of a mall.
8 And because I lived in New York City I've seen
9 urban jungles, like Brooklyn, and they don't feel
10 like home to me, they feel like I'm just going to
11 a bunch of stores.

12 And so my concern is that this place
13 is going to look like Brooklyn. And it's not
14 appealing when you want to go someplace to relax
15 after a stressful day at work.

16 So, coffee shops and all that are
17 nice, but I'm looking at the big picture. I
18 don't want to see like houses with people in my
19 neighborhood.

20 It really does change the energy
21 level. And then you also have a fact that there
22 might be a higher crime rate.

1 I play tennis. I can see park from
2 where I am right now. I don't want a 12 story
3 building where people can look into my complex.
4 Not everybody has good intentions. So that's not
5 a concern of mine.

6 It's very congested on Georgia Avenue
7 already, anything else you build there, not
8 everybody really is going to use Metro, even if
9 we want them to use it. They're going to keep
10 using those cars and getting off the beltway.

11 So, just be careful about building
12 tall buildings in my area for that reason as
13 well.

14 CHAIRMAN ANDERSON: Thank you very
15 much for coming. Nancy Wisdo or --

16 MR. BARNHART: I am.

17 MS. WISDO: I'm going to go last.

18 CHAIRMAN ANDERSON: -- whoever is
19 next?

20 MR. BARNHART: Okay, is it on?

21 MS. WISDO: Yes.

22 MR. BARNHART: Perfect. So, I'm going

1 to go and then we're going to have Elaine,
2 Theresa and Nancy speak.

3 CHAIRMAN ANDERSON: Okay. If you can
4 just introduce yourself and start that would be -
5 -

6 MR. BARNHART: Yes, perfect. So my
7 name is Max Barnhart. I am a lifelong resident
8 of Forest Glen and Montgomery Hills born in '93,
9 and I'm also a server at Nate's Diner. I hope we
10 have some fans in the room.

11 COMMISSIONER FANI-GONZALEZ: Woo.

12 MR. BARNHART: One of the best
13 business in Wheaton, if not the best. And I'm
14 here to present a smart vision for the Forest
15 Glen Metro Parking Lot and Medical Center.

16 There's been this debate, it's sort of
17 been narrowed down into either for the past or
18 you're for this specific future as a body in the
19 plan. And I think there's a middle ground here.

20 And so, I want to look into, we can
21 talk for a long time about how the height blocks
22 out the sun for Americana Finnmark concerning

1 neighbors, but that's not what we need to get
2 into.

3 The first thing, because we talked so
4 much about how there are all these millennials
5 that want to move here. But if they wanted to
6 move to a place that had all of these amenities,
7 they would be filling up these empty apartments
8 in Wheaton and downtown Silver Spring.

9 In the apartments economic analysis
10 report that was commissioned by the Planning
11 Staff, they said that rents could be around
12 \$1,800, \$1,900 for 850 square unit.

13 And the core apartments on Georgia
14 Avenue, right near Cameron, you can get a one-
15 bedroom studio for \$1,500 a month. If someone
16 wants to get an urban area, that's where they're
17 going to go, not to our parking lot.

18 Furthermore, we talk about what we
19 need economically. In that same economic
20 analysis, they said that the viability for the
21 market was that 360 to 380 units, at a four or
22 five story apartment complex on the lot. And yet

1 what's being recommended is double that.

2 With not exclamation other than,
3 that's appropriate. And that doesn't sit with
4 me. We need to know why this economic study is
5 not what we should be looking to instead of these
6 general grandiose claims about what is the
7 appropriate station.

8 But when we're looking at Forest Glen,
9 Theresa, when she speaks, is going to speak a
10 little bit more about why Forest Glen is a unique
11 metro station that has unique development
12 constraints when we're talking about density.

13 Furthermore, the last thing is that
14 it's just plain unpopular. This height, the 12
15 story height, was opposed to be the survey of 123
16 units in our building.

17 And in the last two weeks alone, we
18 circulated petitions specifically about this
19 height and had over 300 signatures in only two
20 weeks. So that goes to show you how people in
21 Montgomery County and in Forest Glen feel about
22 such extremely density.

1 We want something more reasonable,
2 something that is going to give us the ability to
3 have higher percentage of affordable housing.
4 Something I think everyone here can agree on.

5 Fifteen percent is nothing. It's
6 really not affordable if the majority of the
7 people aren't living there.

8 And the recommendation with MPD use
9 only represents 60 percent of median income.
10 That's not even representing real low-income
11 residents, like our teachers, our firefighters,
12 our police officers that can't live in their own
13 county. If we want to give them housing, we need
14 a much higher percentage than 15 percent.

15 Furthermore, the Washington Post
16 reported, actually just yesterday, or maybe two
17 days ago, that middle-income seniors are losing
18 out. And middle income seniors aren't being
19 catered to by these luxury developments that are
20 being built, they are getting screwed basically
21 because they don't have a place to move to when
22 they need to move out of their larger houses and

1 don't have their families.

2 So, giving accessible, maybe first
3 floor or at least handicap or stable accessible
4 housing there would be a really huge benefit.

5 But the last thing I really want to
6 talk about is what sort of amenities we do want
7 to see. Because there's a really great
8 opportunity on that lot.

9 We can see things that actually help
10 converse our community. We are the furthest
11 point from the two libraries. So if you want to
12 go there, you have to metro to Wheaton or Silver
13 Spring and then walk a mile. A lot of parents
14 don't want their kids doing that.

15 A satellite library with possible
16 spaces for telecommuters or for a start-ups to
17 setup and really do that sort of WeWork thing,
18 except maybe with some county support, would be a
19 really great economic development idea.

20 Or a daycare so people who want to
21 ride the metro to work don't have to drive their
22 kids to a daycare they can drop them there, take

1 the metro down to D.C. and then come back.

2 Or of course, as everybody loves the
3 small coffee shop. I think everybody can get
4 behind that.

5 And the last thing, food trucks. We
6 talked a lot about restaurants, but the big
7 problem is in the middle of the day, if people
8 are just transiting and going down to D.C., those
9 business, like a lot of the business in
10 Montgomery Hills, won't have anybody coming in
11 the middle of the day.

12 Food trucks kind of solve that
13 problem. By coming at particular times, they can
14 come when it's busiest without having to bear the
15 burden of a long day time where there may not be
16 as many people around.

17 So really, just in summary, I want to
18 say thank you for letting me go a little bit
19 overtime. I want to say that it's a false choice
20 to say that we have to take things as are
21 prescribed here at this exorbitant height.

22 We can have a smaller developer with

1 still more density creating a better Forest Glen
2 for the future. Thank you.

3 CHAIRMAN ANDERSON: Thank you. Who is
4 next?

5 MS. ROECKLEIN: Good evening. My name
6 is Elaine Roecklein. I am a longstanding
7 resident of this community.

8 I've lived in Americana Finnmark for
9 18 years. And my roots to Americana Finnmark go
10 back to 1970. I'm a little older than that, but
11 I hail from Washington, D.C.

12 My concern is safety. Vehicular
13 traffic, pedestrian injuries and so forth. And I
14 don't hear any argument, I don't believe I have
15 to convince anyone of that.

16 All the testimony I've heard prior,
17 everyone is on the same table with respect to the
18 traffic, the vehicular accident rate and the
19 pedestrian accidents and fatalities, severe
20 injuries and so forth.

21 My testimony is very personal. A
22 deep, a neighbor of mine that lived across the

1 courtyard from me for 16 years was crossing the
2 street at Reedy Drive, which is just on the
3 southern end of Wheaton, and she had the light,
4 so she's walking with the crosswalk, she was
5 struck by a vehicle and succumb to her injuries
6 about a week later. Her family had to take her
7 off of life support.

8 This is really personal to me. I am
9 concerned that the density proposal for Forest
10 Glen and the medical building and Forest Glen
11 Metro Parking Lot, is only going to add to the
12 increase in traffic.

13 I mean, what I've seen by my own
14 research is that the studies actually show that
15 it can decade to decade to decade. The accident
16 rate, the severity of the accidents and the
17 fatality rate actually increase with each decade.

18 I don't see, and I'm not convinced
19 that an increase in densities actually is going
20 to bring those numbers down. So my concern is
21 with the density proposal of Forest Glen and
22 Georgia Avenue.

1 Which brings me to three areas. What
2 I would like to do is invite the Planning Board
3 to please go back to that intersection during
4 peak hours so you can really see that it's worse.

5 I understand that you were there
6 around 10 o'clock in the morning. The peaks
7 hours would be the rush hour morning or rush hour
8 evening. And then you get a real feel or real
9 sense for how that is at that intersection.

10 I would like to ask that the Planning
11 Board consider proposing a light at Tilden. That
12 is the street that literally intersects into the
13 Americana Finnmark condo complex.

14 Not just for residents in our
15 community but because ambulances leaving Holy
16 Cross Hospital avoid the intersection at Forest
17 Glen and Georgia Avenue and they snake their way
18 around in that neighborhood and they come out on
19 to Tilden, so they can easily travel northbound.

20 We have a myriad of u-turns going on
21 in front of our community, to cause all kinds of
22 backups, fender benders, so forth. And

1 residents, although we don't have the right and
2 we don't have safe passage, people are taking
3 their chances and they're running across that
4 street to catch the bus, which is directly across
5 the street heading northbound. That's number
6 one.

7 Number two, I would ask that the
8 Planning Board also consider the passage way
9 feasibility study. From what I understand, the
10 entrance is going to accommodate the northeast
11 side of Forest Glen and Georgia.

12 Well, everyone that is crossing
13 Georgia Avenue needs to have safe passage. And
14 our community has, on that side of our community
15 have blind residents and disabled folks that are
16 traveling down from a community home north of us
17 who are also crossing and going to Holy Cross
18 Hospital to get some of their services.

19 Everyone that is crossing at Georgia
20 and Forest Glen must be protected. So there must
21 be a way to include that tunnel and bypass our
22 community or have some kind of safe passage in

1 place for everyone at that intersection.

2 And lastly, I would ask that before
3 any density proposals are pushed forward, that
4 something is done about the traffic. The traffic
5 flow, the accident rate and the pedestrian
6 fatalities that are going on that are documented
7 and well established facts. Thank you for your
8 time.

9 CHAIRMAN ANDERSON: Thank you very
10 much. Who would like to speak next?

11 MS. JONES: That's me. Hello, nice to
12 see you all again. My name is Theresa Jones and
13 I live in Americana Finnmark and I've lived in
14 the Forest Glen area for about 16 years.

15 I'm speaking tonight to express the
16 kinds of concerns of myself and our community of
17 the capacity of the Forest Glen Metro Station to
18 handled additional daily ridership of 2,000 or
19 more customers as proposed by the sector plan
20 working draft due to their projections for
21 increased density.

22 The metro station opened, Forest Glen

1 Metro Station, opened in 1990 to primarily server
2 customers residing between Wheaton and Silver
3 Spring Metro Stations. It's the only WMATA
4 Station without direct surface access escalators,
5 and it's the deepest in the system, as you all
6 learn today. Six high speed elevators transport
7 customers 21 stories down to the platform level.

8 Because of the lack of the escalators
9 it's the only station equipped with fire doors to
10 protect customers during a train fire.

11 In theory, in case of a fire, the
12 steel doors will come down, sealing the customers
13 from the fire. They can then flee to safety by
14 walking up the 20 story staircase, ride the
15 escalators, excuse me, elevators to the street
16 level, which is not recommended since the
17 elevators will stop working in case of high heat
18 and smoke. Or take a train that would be
19 provided on the other side of the platform.

20 And by the way, fire safety
21 specialists have criticized metros fire
22 evacuation plan at Forest Glen Metro due to the

1 role of the elevators. Okay.

2 So, also since opening, the operating
3 condition of the elevators has been a consistent
4 major problem. Quite often one or more of the
5 elevators is broken down.

6 Worse yet, customers have been trapped
7 in the elevators requiring rescue by the fire
8 department and WMATA elevator techs, which takes
9 about 30 minutes or more. Okay.

10 WMATA currently has no elevator techs
11 stationed at the Forest Glen Metro Station. They
12 have to travel either from the Wheaton Metro or
13 Silver Spring in order to assist in the
14 evacuation. Okay.

15 So, the other thing too is that while
16 this station has been consistently characterized
17 as underutilized, this stated was never intended
18 to be, nor does it have the capacity to be a
19 major transportation station handling thousands
20 of passengers a day. Especially in peak
21 comminuting times.

22 There is little to no room for

1 expansion of the stations operating capacity.
2 The concept behind transit-oriented development
3 and more density is that residents will use
4 public transportation.

5 In this case, this subway system for
6 their transportation needs. However, in the ten
7 years since the advent of TOD, Transit-Oriented
8 Development, in the Wheaton and Silver Spring
9 areas, there has been a consistent decline in
10 metro ridership.

11 In truth, TOD and its current density
12 has contributed to the traffic congestion and
13 overcrowding in this part of the county. I want
14 to thank you for this time this evening, and I
15 want to say this.

16 In light of these truths and concerns,
17 I respectfully request the Planning Board to
18 reject the amount of additional residential
19 density at the Forest Glen Metro Station, and the
20 Medical Center, as currently proposed.

21 We need improvements and development
22 in Forest Glen that are of benefit to this

1 community, not plans that will further add to the
2 community's wealth. Thank you all very much.

3 CHAIRMAN ANDERSON: Thank you.

4 MS. WISDO: My name is Nancy Wisdo and
5 I serve as president of the board of Americana
6 Finnmark.

7 CHAIRMAN ANDERSON: Would you mind
8 just pulling that microphone a little closer?

9 MS. WISDO: Sure. Is that --

10 CHAIRMAN ANDERSON: I can hear you,
11 but I don't think the mic is picking it up.

12 MS. WISDO: Is that better?

13 CHAIRMAN ANDERSON: Yes, thank you.

14 MS. WISDO: Okay. My name is Nancy
15 Wisdo and I serve as president of the board of
16 Americana Finnmark condominiums, right at the
17 corner of Georgia Avenue and Forest Glen, which
18 essentially is ground zero for this project.

19 On behalf of my association I would
20 like to thank Chairman Anderson and the Planning
21 Board and Staff for the hard work on the Forest
22 Glen, Montgomery Hill Sector Plan.

1 As one of my neighbors noted earlier,
2 although we've been characterized as such, we are
3 not against progress in our neighborhood. We
4 want our community to improve and grow while
5 maintaining its character and preserving the
6 quality of life we currently enjoy.

7 The are many parts of the plan,
8 including some of the aspects that will help make
9 Georgia Avenue a safer place, and we are in favor
10 of most of them. I almost had a really good
11 story to tell, because on the way here going past
12 the Montgomery Hills Shopping Center I came
13 within, I'd say a paint job of an accident when
14 someone was coming out of Montgomery Hills.

15 I, and a few of my neighbors, join the
16 Planning Staff and Board this morning as they
17 toured the area. And I'm sure they were struck
18 by the amount of noise, traffic and overall
19 congestion even in a non-rush time. You've heard
20 over and over about the fact that 8,000 vehicles
21 travel through that intersection every day.

22 We would ask that you conduct another

1 tour, as one of my colleagues said, so that you
2 can see when it's really at its peak time. And
3 unfortunately, no one coming this morning had to
4 look for parking because you would have found out
5 there isn't any. And it's going to get worse.

6 So I ask you, is it really possible to
7 increase the population of our area by almost 50
8 percent and not affect the quality of life of
9 those of us that are already living there. In my
10 case, 33 years

11 And if the basis for increased density
12 is maximizing the ridership of the Forest Glen
13 Station, then that seems to be a non-starter
14 because of all of what you've heard about the way
15 that station was actually setup and the fact that
16 it was meant to be what they call a, I think a
17 light service station.

18 Of the 20, 123 households in our
19 community, most of them ask for an alternative
20 vision, as you've heard. We have an extensive
21 testimony that was submitted by Mr. Banks where
22 you can get into more detail from that. But what

1 I would like to do is just summarize that,
2 because we do have an alternative vision.

3 We have an emphasis on maintaining the
4 residential quality of our neighborhood. We ask
5 that you modify the provisions that will
6 contribute to increased density and increased
7 traffic in an already F rated intersection of the
8 fourth busiest artery in the county. Which is
9 Route 97, Georgia Avenue and Forest Glen Road.

10 Reduce the size of the buildings
11 considerably down from the 120 feet for the Metro
12 Lot and the building center, or the medical
13 center, focus on family housing rather than one-
14 bedroom units and create neighborhood enhancing
15 amenities. Such as a community center, daycare,
16 green space, park and maintain and increase the
17 small-scale retail that already exists there.

18 We believe it is possible to have
19 progress that is proportional to our neighborhood
20 and that development can be both smart and
21 reasonable. Thank you very much for the
22 opportunity to testify tonight and I look forward

1 to the upcoming work sessions and the
2 continuation of this process. Thank you.

3 CHAIRMAN ANDERSON: Thanks very much.

4 COMMISSIONER FANI-GONZALEZ: I just
5 want to make a comment and a question. I said
6 this earlier today and I just wanted my comment
7 to be on the record.

8 One thing is that, I just want to
9 recognize Melissa and the Planning Team. They
10 told us this morning that they actually went back
11 to the planning and they talked to different
12 business because they wanted to make sure that
13 they were aware about this public hearing, and
14 that speaks a lot about you. And I want to thank
15 you for doing that.

16 MS. WILLIAMS: Yes.

17 COMMISSIONER FANI-GONZALEZ: So that's
18 one. And the second thing is that I didn't watch
19 the Staff.

20 I am a smart growth advocate, 100
21 percent. There's no question. Like I support
22 density in I did Bethesda, when I worked on White

1 Flint, Strathmore. Specifically where the metro
2 stations are.

3 Yet, I do need to understand more
4 about this issue on capacity for this particular
5 metro station. Every single metro station that I
6 have worked on, master plans, have escalators.
7 This one doesn't have it.

8 So I did make the request through the
9 Staff to ask Metro to show the capacity, the
10 engineering report that they may have had when
11 they created this station back in the '90s.
12 What's their maintenance report, what's the
13 lifecycle for the elevators.

14 Like, I need to understand all that
15 because that's connected to that city in this
16 particular metro station. So, for the work
17 session I want to see that data so we can have a
18 productive time here.

19 MS. ROECKLEIN: Ms. Gonzalez, that
20 report actually has a name and Sarah --

21 COMMISSIONER FANI-GONZALEZ: I'm sure
22 they'll find out what it is.

1 CHAIRMAN ANDERSON: Yes. We'll get
2 into it.

3 MS. ROECKLEIN: It's dated 1903.

4 CHAIRMAN ANDERSON: We'll get into
5 that, where it's at.

6 COMMISSIONER FANI-GONZALEZ: Thank
7 you.

8 CHAIRMAN ANDERSON: Okay, thank you
9 all for coming.

10 (Applause.)

11 CHAIRMAN ANDERSON: Now, the last
12 group is, and please don't applaud, no matter who
13 you're for or against, it really is not
14 appropriate.

15 Valerie Grussing, Cheryl Gannon, Jill
16 Matthews and Sheldon Fishman. And is there
17 anybody else who thinks they're signed up who I
18 haven't called?

19 If there is, you need to come forward
20 now or hold peace. At least for purposes of this
21 panel.

22 Actually, Ms. Gannon was first for

1 this period, but I didn't call it in that order.

2 MS. GANNON: Okay.

3 CHAIRMAN ANDERSON: In terms of who
4 signed up.

5 MS. GANNON: So go ahead?

6 CHAIRMAN ANDERSON: Please.

7 MS. GANNON: Okay. Good evening, my
8 name is Cheryl Gannon and I'm a 30 year resident
9 of the county. And I've lived in Woodside, which
10 is off South Georgia Avenue, for the last 20
11 years.

12 I'm here tonight to offer my support
13 with just a few minor qualifications for the
14 Forest Glen, Montgomery Hills sector plan. In my
15 opinion, it's time for the county to make a
16 meaningful investment in this stretch of Georgia
17 Avenue.

18 For too long businesses have
19 struggled, pedestrians have been unsafe and there
20 are too few housing opportunities, particularly
21 affordable housing. Improving these areas will
22 bring people here, make the communities vibrant

1 and help businesses to thrive. Businesses
2 require people to succeed.

3 The Montgomery Hills stretch, in
4 particular, I find very unattractive. I remember
5 taking my kids when they were young for a short
6 walk up Georgia Avenue to one of the shopping
7 centers. Crossing the streets felt very unsafe.
8 And in general, the speed of traffic, the lack of
9 crosswalks and narrow sidewalks makes it
10 difficult and unpleasant to walk.

11 We walk downtown Silver Spring
12 regularly, but I never walk north on Georgia
13 Avenue anymore. I resort to my car when only
14 going a few intersections north on Georgia.

15 Improvements for pedestrians,
16 bicyclists and better metro access will reduce
17 cars on the road and make it a more pleasant and
18 attractive area.

19 I have two small suggestions. They're
20 not major but I think they're important to me.
21 First of all, Woodside is on the locational
22 atlas, which means that all homes in our section

1 have to undergo a process of submitting plans to
2 the HPC for exterior remodeling.

3 However, because our houses are not
4 historic, we don't get the tax credit for doing
5 it. And residents who have been through it say
6 that it adds time and money and a lot of
7 headaches to the project, but we don't get the
8 tax credit.

9 I'm neutral actually as to whether or
10 not our neighborhood is designated historic, but
11 I wish you would resolve it one way or the other.
12 If we're historic we should get the tax credit,
13 if we're not going to get the tax credit, we
14 should have a way of removing the houses, like
15 mine that was built in 1989, there's not a single
16 thing historic about it, and remove us from that
17 process. One way or the other. That's my
18 request.

19 My second, I see that there's a
20 recommendation for a protected crossing noted at
21 Georgia and Noyes. I favor a protected crossing
22 for pedestrians and bicycles, their way of a

1 synagogue on the other side of the street. And
2 we have a lot of residents who cross there.

3 However, the neighborhood has
4 struggled for decades trying to prevent cut
5 through traffic. We sit just north of Silver
6 Spring, lodged between 16th and Georgia and
7 Spring.

8 And a traffic light will bring traffic
9 straight across Georgia onto Noyes, which is a
10 narrow street, has parking on one side. When the
11 cars are parked there you can't even have two-way
12 traffic on Noyes, the car has to pull aside and
13 let another one go by.

14 I think that works against the work
15 the community has done for decades now having
16 restricted access at various intersections to
17 have a straight cut through on Noyes Drive. I
18 know there are ways, if you feel you need
19 something there that it could be you could turn
20 right or left, but not go straight across, or it
21 could be, my preference would be if it's just for
22 pedestrians.

1 Literally anyone in the neighborhood
2 could drive a few blocks and get out at a traffic
3 light if they wanted to on 2nd Avenue or 16th or
4 Spring.

5 And finally, I would ask the Planning
6 Board to pay careful attention to green space and
7 trees. Getting people out of their cars and
8 walking and biking and supporting local business
9 will depend on many factors.

10 But green space, walkability and
11 bicycle safety I think will help immensely.
12 Thank you.

13 CHAIRMAN ANDERSON: Thank you very
14 much. Valerie Grussing.

15 MS. GRUSSING: Hi. Thanks for the
16 opportunity. I'm Valerie Grussing, I'm the
17 president of the Forest Estates Community
18 Association. That's just outside of the beltway
19 on the northeast corner of Georgia Avenue and
20 Forest Glen.

21 Our neighborhood consists of almost
22 700 households and we support the goals of this

1 plan and the improvements and the preferred
2 alternative.

3 On a personal note, when we were house
4 shopping four years ago, the Georgia Avenue
5 corridor was actually the factor that nearly
6 deterred us from choosing our neighborhood. We
7 avoid it at all costs.

8 And a key selling point of our
9 neighborhood is its immediate approximately to
10 the Forest Glen Metro. Which many of us for
11 daily comminuting and would use more if the
12 station were more functional.

13 We infamously call that intersection
14 the intersection of death, as many of us,
15 including the Holy Cross Hospital, patients and
16 staff, have to cross at two ways onto at rush
17 hour. And SHA has repeatedly found no ideal
18 single configuration to improve safety.

19 Many neighbors drive less than half a
20 mile to try to park in the adequate metro lot for
21 safety sake.

22 We enthusiastically thank the

1 Montgomery County Council for last year funding,
2 voting to fund construction of the new pedestrian
3 entrance on the northeast side of the
4 intersection, and this year defending that
5 funding. This new entrance is called for in the
6 sector plan and we appreciate the coordination
7 that this represents.

8 Indeed, investment and public
9 transportation is one way to accomplish the
10 stated goals of the so called Managed Lanes
11 Study. The beltway expansion effort, by
12 addressing the local congestion and improving
13 general liability. Maybe their model will catch
14 on.

15 We're also considered walkable to our
16 elementary school, but our kids are bussed a
17 crossed Georgia Avenue. A new metro entrance, as
18 well as the other improvements of the sector
19 plans for a preferred alternative will make our
20 community more livable. Literally.

21 We specifically support the planned
22 themes of reconnect, reinvest and re-imagine and

1 their associated goals. Some of examples are
2 Vision Zero, this is really important to us,
3 multi-modal options, such as public transit,
4 walking and bicycling.

5 Also encouraging alternatives to
6 single occupancy vehicle traffic to meet the
7 needs of those with limited mobility options. If
8 you've never tried to use Forest Glen Metro or
9 walk along Georgia Avenue sidewalk on or with
10 wheels, I hereby propose the sector plan stroller
11 challenge.

12 Look for any county or state officials
13 who don't support funding these improvements out
14 on the street would be very good for everyone.

15 We also support equitable development,
16 including small retail and affordable housing,
17 remedying past environment impacts and protecting
18 against future environment degradation.

19 And furthermore, enhancing the public
20 realm by providing green infrastructure that
21 meets the needs of all users. A couple of our
22 neighbors have already mentioned at General Getty

1 Park adjacent to Georgia Avenue is getting all
2 new playground equipment this year thanks to
3 neighbor advocacy.

4 We host the only farmer's market in a
5 county park every Saturday in the summer. Also,
6 thanks to neighbor initiative.

7 There are numerous multiple unit
8 dwellings across Georgia Avenue that have no safe
9 way to cross and access any of it. And that's a
10 serious equity issue in our own backyard.

11 To conclude, one of our neighboring
12 civic association presidents likes to brandish
13 her copy of the Georgia Avenue Sector Plan for
14 1978, the year I was born.

15 Although 40 is the new 30, master and
16 sector plans are intended to be revised every ten
17 to 15 years, so let's get this one funded and
18 implemented before it's time to start all over.

19 We appreciate the Planning Staff's
20 outreach and engagement during this process. We
21 feel really listened to.

22 We thank the Planning Staff and Board,

1 supported elected officials and community members
2 and leaders who have worked so diligently, some
3 for decades, to craft these improvements and get
4 the plant to this point.

5 Although efforts to continue to get
6 this work funded, Forest Estates Community
7 supports this plan and its goals.

8 So commercial for the funding here
9 remains the sole barrier to the implementation of
10 this. There's huge benefits in this plan to
11 commuters, residents and businesses.

12 And all the neighboring civic and
13 community associations have been scrambling to
14 campaign and state officials to make this project
15 priority number one, as Michelle mentioned, for
16 funding in Fiscal Year '20.

17 So if you're listening to or reading
18 this, go to friendsofforestglen.org for a quick
19 and easy way you can help.

20 CHAIRMAN ANDERSON: Thanks very much.
21 Jill Matthews.

22 MS. MATTHEWS: Hi. My name is Jill

1 Matthews, I live on Bellevue Boulevard right next
2 to Getty Park. Just a few doors down.

3 And I just wanted to express my
4 enthusiastic support for this plan. I moved to
5 the area about four years, I think the same time
6 that you did. And for sure the reason we moved
7 here was for the metro.

8 Also, when we visited the
9 neighborhood, the sense of the community. And I
10 can echo what was said earlier.

11 Within the community there is tons of
12 walking happening. There's people interacting
13 all of the time. And it's a really great place.

14 The one thing that's missing is
15 walkability outside and walkability to retail.
16 When I was on maternity leave, I actually walked
17 to the hospital to get a cup of coffee because it
18 was the only place I could go. Yes, desperate
19 times.

20 (Laughter.)

21 MS. MATTHEWS: I think we all agreed
22 doing nothing is not an option here. I've also

1 walked from my area, Getty Park, to the CVS
2 multiple times. And with my son, whose 3 now, in
3 the stroller. I've also walked from his doctor's
4 office to that CVS, down Georgia, across and over
5 495 to get to CVS.

6 It's not pleasant. It's possible. I
7 would do it a lot more if it were a better
8 experience.

9 In addition, I also walk to the metro
10 daily. I've noticed recently that sometimes the
11 signal to cross the metro, to cross Georgia, the
12 walk signal seems to be changing a little bit.
13 So there's a little bit of uncertainly.
14 Sometimes when I get there if there's a pattern
15 that I know, because I commute the same time
16 every day, and sometimes the turn lanes are
17 different.

18 And a few times the walk light has not
19 even gone on. So it is very unsafe but I do it
20 every day.

21 The other thing I wanted to mention
22 is, people come off from 495 from out of the

1 area, they're going into D.C. and this is what
2 they see. And it's not pleasant.

3 So, even just for some pride in our
4 community, this is what we're presenting to the
5 nation when they're coming in to visit D.C. And
6 I think it's unfortunate that that's the face
7 that we're putting forward. So thank you.

8 CHAIRMAN ANDERSON: Thanks very much.
9 Sheldon Fishman.

10 MR. FISHMAN: Yes, I'd like to echo
11 all of the words that have been said up to now.
12 My name is Sheldon Fishman and I've lived in
13 Silver Spring for 45 years. And we've raised our
14 four children here.

15 I want to thank you for coming to
16 visit the neighborhood this morning. I
17 appreciate that. And I appreciate the effort
18 that was spent on putting together this sector
19 plan.

20 The Staff has identified some terrific
21 opportunities for development that will enhance
22 our community.

1 I've participated in several of the
2 earlier meetings. This draft, I can assure you,
3 was revised to address several concerns that were
4 heard. And there was even a little progress on
5 concerns I raised.

6 I'm going to use the remainder of my
7 time to complain.

8 (Laughter.)

9 COMMISSIONER FANI-GONZALEZ: Oh no.
10 You're the last one, don't do it.

11 (Laughter.)

12 MR. FISHMAN: And offer suggestions
13 for improvements.

14 COMMISSIONER FANI-GONZALEZ: Okay.

15 MR. FISHMAN: So, you heard, and I'll
16 do it in sequence and according to the plan here,
17 so Page 81. You heard it was ugly.

18 It is really ugly.

19 (Laughter.)

20 MR. FISHMAN: And you guys know good
21 design, this is terrible design, right? And this
22 is what the people coming from D.C. into

1 Montgomery County, the first thing they see.

2 And if you're sympathetic to this, let
3 me ask you, do you have a pawnbroker, vape store
4 and cash for gold in a quarter mile of your
5 house? And if not, we don't want it here in our
6 neighborhood either.

7 CHAIRMAN ANDERSON: Well, I do,
8 because I live down the block.

9 (Laughter.)

10 MR. FISHMAN: You're the only one that
11 can say that. It's an improvement over the
12 pawnshop, I'll admit that. Maybe.

13 CHAIRMAN ANDERSON: There were adult
14 and kid videos. Or so I'm told.

15 MR. FISHMAN: Okay.

16 (Laughter.)

17 MR. FISHMAN: So, it really is not the
18 face that we want for Montgomery County.

19 The second thing I'd like to say is,
20 you've already heard so much about traffic,
21 here's a car wash. So what I'd like to do is ask
22 you, there is something in the plan to say, to

1 change the zoning, but I'm asking you to be
2 bolder and find other ways to really discourage
3 the current looking and feel, discourage the kind
4 of businesses that are here and encourage
5 alternatives.

6 The same thing is there's, here's the
7 problem with the traffic, well, here's the car
8 wash on Georgia Avenue. And, again, I would urge
9 you to find some arrows in your quiver beyond
10 zoning because it, you've seen what happens when
11 the cars backup on Georgia Avenue.

12 So we need, just a little hanging
13 fruit that will actually make an improvement to
14 the traffic.

15 And the last point I'll make is, if
16 you can't make it better, please don't make it
17 worse. We have two lanes going down, this is
18 from Georgia Avenue onto 16th Street, and they're
19 still backing up behind that.

20 But if you change that from two lanes
21 to one lane and change it from a 45 degree angle
22 to whatever it is to a 90 degree angle, it ain't

1 going to make it better. So you probably ought
2 to make it worse.

3 And with that, I thank you for your
4 time.

5 CHAIRMAN ANDERSON: Thank you very
6 much. And thanks everyone for coming. Remember,
7 the record is open so please send an email to, I
8 believe its mcc-chair@mncppc.org.

9 Or you can talk to our many very able
10 and eager staff members who will help you out.
11 And take your input directly. Thank you all.

12 (Off microphone comment.)

13 COMMISSIONER PATTERSON: June 25th.

14 CHAIRMAN ANDERSON: And the work
15 session, first work session, will be June 20th.
16 And you're all welcome to that as well.

17 (Whereupon, the above-entitled matter
18 went off the record at 8:22 p.m.)

19

20

21

22

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C E R T I F I C A T E

This is to certify that the foregoing transcript

In the matter of: Montgomery County Planning Board

Before: MNCPPC

Date: 05-30-19

Place: Silver Spring, MD

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Court Reporter

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